

ORDINANCE NO. CO-2013-38

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES
FROM THE ST. CHARLES ROAD TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA FUND
FOR VARIOUS ELIGIBLE INFRASTRUCTURE IMPROVEMENT PROJECTS
FOR CALENDAR YEAR 2013 AND 2014**

WHEREAS, the President and Board of Trustees (the "**Corporate Authorities**") of the Village of Maywood, Cook County, Illinois (the "**Village**"), in an effort to revitalize the Village's local economy and provide for the comprehensive and coordinated development of an underutilized and blighted area within the Village, has adopted a redevelopment plan and project, designated a redevelopment project area, and adopted the use of tax increment finance ("**TIF**") in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "**Act**"), for the St. Charles Road Tax Increment Financing Redevelopment Project Area (the "**Project Area**") (see Exhibit A, Project Area Boundary); and

WHEREAS, the Corporate Authorities have determined that, in order to encourage private investment and restore and enhance the tax base of the Village and affected taxing districts, certain blighting and adverse conditions within the Project Area must be removed, certain infrastructure improvements must be made, and the Project Area must be redeveloped; and

WHEREAS, the removal of blight and adverse conditions, the completion of infrastructure improvements and the redevelopment of the Project Area require the expenditure of redevelopment project costs as defined in the Act, as summarized in the St. Charles Road Tax Increment Financing Redevelopment Project and Plan (the "**Plan**") by the Village; and

WHEREAS, under Ordinance No. CO-2013-20, approved at a public meeting on March 13, 2013, the Corporate Authorities extended the estimated date of completion of the Original Plan and Project, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined by the Original Plan and Project, to December 31, 2013, subject to receipt of 2013 incremental real estate tax revenues during calendar year 2014; and

WHEREAS, it is necessary to consider and approve of the use of TIF funds during calendar years 2013 and 2014 to complete certain infrastructure improvement projects in order to stimulate reinvestment in the Project Area; and

WHEREAS, during calendar years 2013 and 2014, the Corporate Authorities have identified and approved the completion of the following infrastructure improvement projects within the Project Area (collectively, the "**Infrastructure Improvement Projects**"), using TIF funds to pay for such Infrastructure Improvement Projects, in whole or in part:

- A. *Main Street Water Main and Roadway Improvements (5th Avenue to 9th Avenue)*.** This project will consist of replacing 1,050 feet of deteriorated 6 inch water main with a new 10 inch water main to address the condition and flow distribution within the system. The replacement of the water main will complete the system improvements completed as part of two previous programs (2009 Main Street Improvements, and 2010 – 9th Avenue Water Main Project). Additionally the condition of the roadway will be addressed. The work will include

installation of a 10 inch water main pipe, installation of new valves and fire hydrants, transfer of the existing water services to the new main, milling of the pavement surface, replacement of curb and gutter, replacement of trip hazards in sidewalks, address the ADA compliance issue of a sidewalk between 5th Avenue and the alley to the west, the placement of a hot mix asphalt level binder and surface course, pavement marking, parkway restoration, and all other pertinent work. Total project cost: \$935,000.00.

- B. 19th Avenue Water Main and Roadway Improvements (Oak Street to Railroad Avenue).** This project will address the roadway condition between Oak Street and Railroad Avenue. The improvements shall also include the replacement of 750 feet of undersized, deteriorated 4 inch water main with a new 10 inch water main between St. Charles Road and Railroad Avenue. North of St. Charles Road, the work will include installation of a 10 inch water main pipe, installation of new valves and fire hydrants, transfer of the existing water services to the new water main, milling of the pavement surface, repair of the existing base, replacement of curb and gutter, replacement of sidewalk, the placement of decorative brick sidewalk, installation of landscape planters, the placement of a hot mix asphalt level binder and surface course, and pavement marking. South of St. Charles Road, the work shall consist of the reconstruction of the roadway, curb and gutter, and sidewalk, through the Oak Street intersection inclusive of landscape restoration, installation of pavement markings, and all other appurtenant work. Additionally, the project will address the condition of the 20th Avenue cul-du-sac located south of St. Charles Road. The work will include new fence, guardrail, and landscape treatment of the parkway area. Total project cost: \$891,000.00.
- C. 16th Avenue Water Main and Roadway Resurfacing Project (St. Charles Road to Railroad Avenue).** This project will address the water main and roadway condition issues between St. Charles Road and Railroad Avenue. The work will include replacement of the existing 4 inch water main with a new 8 inch water main pipe under the west sidewalk/parkway, installation of new valves and fire hydrants, transfer of the existing water services to the new main, milling of the pavement surface, repair of existing base course, replacement of curb and gutter, the replacement of trip spots present in the sidewalk, the placement of a hot mix asphalt level binder and surface course, installation of pavement marking, landscape restoration, and all other appurtenant work. Total project cost: \$246,000.00.
- D. First Avenue Water Main Extension Project (Oak Street to Main Street).** This project will address distribution issues by placing a new water main between Oak Street and Main Street near First Avenue. The improvement will provide an additional crossing of the UP Railroad tracks, allowing for maintenance/repair/replacement of existing crossings without reduced capacity to the area north of the tracks. The work will include the installation of a 12 inch pipe, placement of a casing by auger under the UP Railroad tracks, the installation of two new valves, and landscape and pavement restoration of disturbed areas. Total project cost: \$290,000.00.
- E. St. Charles Road Water Tower Tank Repair and Painting Project.** This project involves the hiring of Utility Service Company to do interior and exterior repairs to

the water tank and tower support structures and to re-paint the Village's water tower located north of St. Charles Road and west of 9th Avenue. Total project cost: \$364,024 for one-time repairs and maintenance work and re-painting work, plus \$24,170 per year for a five year period.

- F. **Architectural Services Contract for Existing Facilities Analysis for Proposed Fire Station #1 Rehabilitation Project (Interior and Exterior Building Improvements).** This project will involve FGM Architects preparing an existing facilities analysis that will assess the scope and cost of rehabilitating Fire Station #1 to upgrade and replace exterior cladding, window units, HVAC systems, and structural systems in order to address deferred maintenance and safety issues. Total project cost: \$15,200.00.
- G. **Gazebo Repair Project.** This project will involve the repair of the Village's gazebo, including the installation of new roof supports, stairs, lattice work, and hand-railings, deck-railings, balusters and electric work in order to address deferred maintenance and safety issues. Total project cost: \$15,200.00.

WHEREAS, it is desirable and in the best interests of the residents of the Village to authorize the Corporate Authorities to cause the expenditure of TIF funds in the completion of the Infrastructure Improvement Projects within the Project Area, which expenditures will be paid on or after the date of passage of this Ordinance (the "**Expenditures**").

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: Recitals. The statements set forth in the preambles of this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

SECTION 2: Authority.

(a) The Village is a duly constituted and organized home rule municipality, as described in Division 6 of Article VII of the Illinois Constitution of 1970, and, as such, may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to tax and incur debt.

(b) This Ordinance is adopted in connection with implementing the Plan in accordance with the Act.

(c) This Ordinance is a declaration of official intent under Treasury Regulation Section 1.150-2.

(d) The Village has the authority under Section 8 of the Local Government Professional Services Selection Act (50 ILCS 510.01 *et seq.*) to approve the Architectural Services Contract for Existing Facilities Analysis for Proposed Fire Station #1 Rehabilitation Project (Interior and Exterior Building Improvements) with FGM Architects, without going through the "request for qualifications process" because the total fees for this project are less than \$25,000.00.

SECTION 3: Estimate of Expenditures.

(a) The Village intends to incur Expenditures in connection with the Infrastructure Improvement Projects within the Plan and Project Area including, but not limited to, the following:

1. Professional services including legal, zoning, redevelopment consulting, architectural and engineering services, landscape architectural services, design guidelines, appraisals, surveys, market studies, traffic studies, and environmental and geotechnical services; and
2. Costs for the construction of the Infrastructure Improvement Projects.

(b) A preliminary estimate of Expenditures to be incurred and reimbursed, in connection with the Infrastructure Improvement Projects, as provided by the Village Engineer and the Village Manager, are as follows:

Item A. Main Street Water Main and Roadway Improvements Project (5th Avenue to 9th Avenue): Total project cost: \$935,000.00.

Item B. 19th Avenue Water Main and Roadway Improvements Project (Oak Street to Railroad Avenue): Total project cost: \$891,000.00.

Item C. 6th Avenue Water Main and Roadway Resurfacing Project (St. Charles Road to Railroad Avenue): Total project cost: \$246,000.00.

Item D. First Avenue Water Main Extension Project (Oak Street to Main Street): Total project cost: \$290,000.00.

Item E. St. Charles Road Water Tower Tank Repair and Painting Project: Total project cost: \$364,024 for one-time repairs and maintenance work and re-painting work, plus \$24,170 per year for a five year period.

Item F. Architectural Services Contract for Existing Facilities Analysis for Proposed Fire Station #1 Rehabilitation Project (Interior and Exterior Building Improvements): Total project cost: \$15,200.00.

Item G. Gazebo Repair Project. This project will involve the repair of the Village's gazebo, including the installation of new roof supports, stairs, lattice work, and hand-railings, deck-railings, balusters and electric work in order to address deferred maintenance and safety issues. Total project cost: \$15,200.00.

The Preliminary Project Cost Estimates, as set forth in a Memorandum dated May 22, 2013 and prepared by the Village Engineer Mark Lucas for Items A, B, C and D of the Infrastructure Improvement Projects, are attached hereto as **Group Exhibit B** and made a part hereof.

The Preliminary Project Cost Estimates, as set forth in two Memoranda dated May 29, 2013 and prepared by the Village Manager William Barlow for Items E, F and H of the

Infrastructure Improvement Projects, are attached hereto as **Group Exhibit B** and made a part hereof.

SECTION 4: Authorization of Expenditures. The expenditure of funds from the TIF is hereby authorized up to the amounts set forth in Section 3, or such additional amounts necessary to complete any of the specified projects as subsequently approved or authorized by the Corporate Authorities.

SECTION 5: Public Inspection. This Ordinance shall be immediately available for inspection by the public at the office of the Village Clerk.

SECTION 6: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 7: Severability. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 8: Ratification. All actions of the Corporate Authorities, agents and employees of the Village that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption of this Ordinance, are ratified, confirmed and approved.

SECTION 9: Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law.

ADOPTED this 4th day of June, 2013, pursuant to a roll call vote as follows:

Mayor Perkins, Trustee(s) A. Dorris, M. Rogers,

AYES: M. Lightford and R. Rivers

NAYS: None

ABSENT: Trustee A. Jaycox

APPROVED by me as Village President, and attested to by the Village Clerk, on the 4th day of June, 2013.

ATTEST:



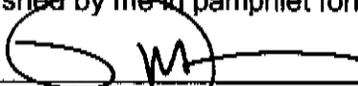
VILLAGE CLERK





VILLAGE PRESIDENT

Published by me in pamphlet form this 4th day of June, 2013.



VILLAGE CLERK

EXHIBIT A

Project Area Boundary

(attached)

GROUP EXHIBIT B

Preliminary Cost Estimates for the Infrastructure Improvement Projects

- Memorandum dated May 22, 2013 and prepared by the Village Engineer Mark Lucas for Items A, B, C and D of the Infrastructure Improvement Projects.
- Two Memoranda dated May 29, 2013 and prepared by the Village Manager William Barlow for Items E, F and H of the Infrastructure Improvement Projects.

(attached)